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CARDIFF VALE CAERPHILLY BRISTOL



Heol y Fant Glandulas

LISVANE



A beautifully presented four-bedroom detached home, combining modern living with a peaceful Lisvane setting. With generous living space, three bathrooms, garage and driveway, plus the wildlife reserve right on your doorstep, this is a home that offers both comfort and tranquillity.

Comments by Mr Max Tustin



Property Specialist

Mr Max Tustin

Sales Negotiator

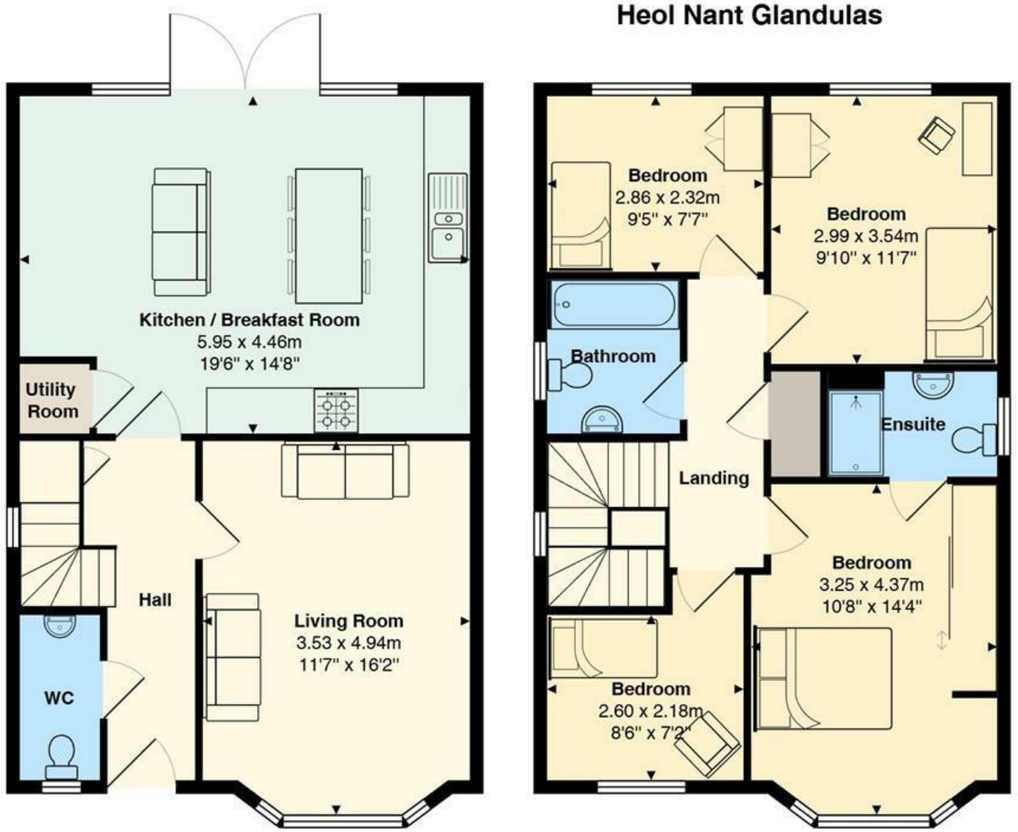
max@jeffreyross.co.uk

Overlooking the wildlife corridor with great views and no risk of houses being built near by.

Comments by the Homeowner



Heol Nant Glandulas



Total Area: 109.5 m² ... 1178 ft²

All measurements are approximate and for display purposes only









Heol Nant Glandulas

Lisvane, Cardiff, CF14 0PQ

Offers In Excess Of

£525,000

4 Bedroom(s) | 3 Bathroom(s) | 1178.00 sq ft



Contact our

Llanishen Branch

02920 499680

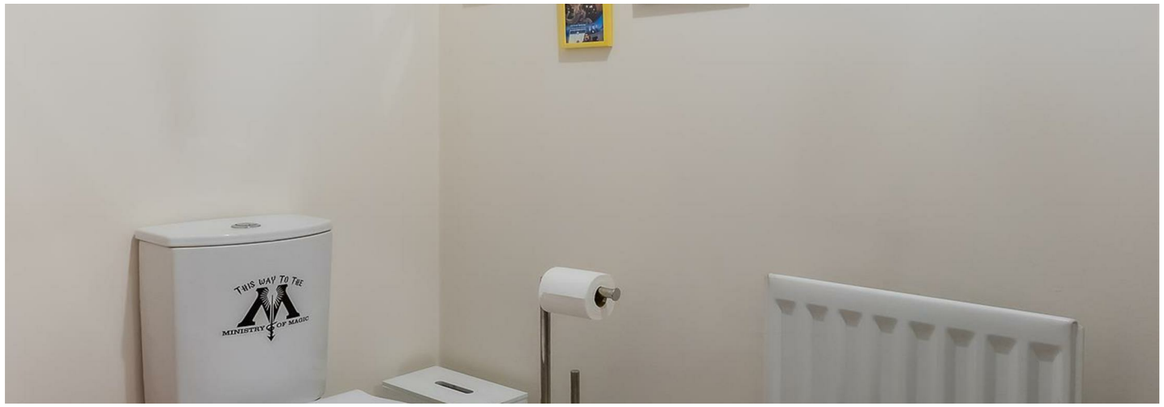
Nestled in the serene surroundings of Heol Nant Glandulas in Lisvane, Cardiff, this exquisite detached house offers a perfect blend of modern living and natural beauty. Having been purchased new just six years ago, the property boasts a contemporary design and is in excellent condition.

With four spacious bedrooms, this home is ideal for families or those seeking extra space. The property features two inviting reception rooms, providing ample room for relaxation and entertaining guests. Additionally, there are three well-appointed bathrooms, ensuring convenience for all residents.

The house is complemented by a garage and a driveway, offering secure parking and extra storage options. Its prime location near a wildlife reserve allows for delightful walks and a chance to enjoy the tranquillity of nature right on your doorstep.

This property is a wonderful opportunity for anyone looking to settle in a peaceful yet accessible area of Cardiff. Don't miss the chance to make this beautiful house your new home.





Hall

Living Room 11'6" x 16'2" (3.53 x 4.94)

W.C

Kitchen/Breakfast Room 19'6" x 14'7" (5.95 x 4.46)

Utility Room

Landing

Bedroom One 10'7" x 14'4" (3.25 x 4.37)

En Suite

Bedroom Two 9'9" x 11'7" (2.99 x 3.54)

Bathroom

Bedroom Three 9'4" x 10'10" (2.86 x 3.32)

Bedroom Four 8'6" x 7'1" (2.60 x 2.18)

School catchment

English medium primary catchment area is
Llysfaen Primary School

Medium secondary catchment area is
Llanishen High School

Welsh medium primary catchment area is
Ysgol Y Berllan Deg

Welsh medium secondary catchment area is
ol Gyfun Gymraeg Bro Edern

Tenure

We are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor. Property is freehold however annual maintenance charge of approx £150 for up keep of wildlife corridor, fields and paths on development.

Tax Band

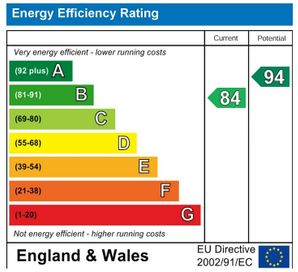
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Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
84
94
England & Wales
EU Directive 2002/91/EC



